



NTA PLANNING LLP
TOWN PLANNING CONSULTANTS

46 James Street,
London W1U 1EZ
T. 075 9689 6216
info@ntaplanning.co.uk
www.ntaplanning.co.uk

London Borough of Haringey
Planning Service
6th Floor, Park House
225 High Road, Wood Green
London
N22 8HQ

23rd January 2023

Dear Planning Services,

WOLVES LANE CENTRE, WOLVES LANE NURSERY, WOLVES LANE N17

PLANNING PERMISSION REFERENCE HGY/2021/1474

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION (REF: PP-11883450)

On 15 December 2022, planning permission was granted for works at the above site comprising 'Demolition of existing classroom, 3 x office cabins, barn (packing shed) and polytunnels to allow the erection of four replacement community buildings (2 x single storey, 1 x part 1, part 2 storey), comprising new teaching, meeting and learning spaces, together with associated landscaping (working yard, events yard and new planting), entrance canopy fronting Wolves Lane and on site cycle parking and car parking (4no.) for staff' (Planning permission reference HGY/2021/1474).

The above permission was granted subject to several planning conditions.

We are pleased to confirm that we have today submitted, via the Planning Portal (ref: PP-11883450), an application to discharge planning conditions 4 (part), 5, 7 (part), 8, 10 and 12(a). We provide a summary of the submitted material below.

Condition 4 (part)

No development shall take place until scaled drawings with details of the location and dimensions of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority.

Please see enclosed:

- Proposed Bicycle Storage Plan, Ground – WL_PL-101 (Drawing Number Rev00)
- Image of Main Greenhouse Space where cycles are to be located (covered and secure)

Condition 5

Prior to the commencement of development, a Detailed Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The document shall follow the best practice guidelines as set out in the Construction Logistics and Community Safety (CLOCS) standard requirements and CLOCS and Transport for London's Construction Logistics Planning (CLP) Guidance (2021). The

document shall include the following matters and the development shall be undertaken in accordance with the details as approved:

- a) The routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;*
- b) The estimated peak number and type of vehicles per day and week;*
- c) Estimates for the number and type of parking suspensions that will be required; and d) Details of measures to protect pedestrians and other highway users from construction activities on the highway.*

Please see enclosed:

- Construction Phase Plan prepared by Two Work (Ref: CCP-WLC-001 Rev A-00)

Condition 7 (Part)

No development shall commence until an existing condition survey of the public highway has been undertaken in collaboration with the Council's Highways Maintenance team and submitted in writing to the Local Planning Authority.

Please see enclosed:

- Road Condition Survey by Studio GiL/ Practice Architecture (dated January 2023)

Condition 8

Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Please see enclosed:

- Arboricultural Method Statement by Peter Haine (Version 1 dated 06/01.2023)

Condition 10

No development shall commence until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Please see enclosed:

- Landscape Proposal (Chapter 6 - DAS extract)
- Landscape General Arrangement Plan – Drawing Number WL195.02.LAP Rev P1
- Planting Typology Plan – Drawing Number WL195.01.PTP Rev P1
- Overview Planting Typology Plan – Drawing Number WL195.00.OLP Rev P1

With regard to **timescales**, the current construction timeline proposes a practical completion date in summer 2024 which is to be re-confirmed with the contractor once the pre-commencement planning conditions are cleared with Haringey Council.

The following planting timeline is closely linked to the construction timeline and assumes that planting of the landscape features will happen as soon as is reasonably possible after construction has ended.

Since the drainage and rainwater harvesting strategy now incorporates the soft landscaping in the retention and purification of water on site, all natural features related to drainage will be installed as soon as the works on site reasonably permit. (Currently summer 2024).

All additional soft landscaping will be installed by the professional planting team, which is part of the Wolves Lane Consortium, the client of this project. They will start the planting in the soonest correct season after they have re-gained possession of the site or as soon as mutually agreed with the contractor (currently assumed to be autumn 2024).

Shrubs and trees are best planted between autumn and spring to allow the best possible integration and irrigation. Autumn planting of trees is beneficial as it gives a longer period for establishment before potential prolonged periods of hot and dry weather. The next best date from the currently proposed construction timeline would then be Autumn 2024.

That trees are normally planted first, followed by shrubs and herbaceous perennials; to minimise the risk of disturbing the ground cover planting. Trees and shrubs should therefore be planted during the Autumn 2024 - Spring 2025 period.

The remaining soft landscaping would then be seeded or planted out in spring after trees and shrubs have been completed. This is currently spring 2025.

Condition 12(a)

Prior to the commencement of development, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

Please see enclosed:

- Landscape and Ecological Management Plan prepared by Arbtech (dated 09/01/2022)
- Biodiversity Net Gain Assessment prepared by Arbtech (dated 06/01/2022)
- Biodiversity Metric

We trust that the above and enclosed is sufficient for officers to validate, assess and approve the details reserved by conditions, however should you have any questions or require anything further please do let us know.

Yours Sincerely,



MANDIP SINGH SAHOTA

Managing Partner
NTA PLANNING LLP